

PB# 89-40

BART GAUDIOSO

47-1-401 & 402

GAUDIOSO, BART (CUOMO)
RT. 94 SITE PLAN

#89-40

*Withdrawn
by Applicant
10/1/90*

General Receipt 10979

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Bee & Kee Pet Supplies Oct. 30 19 89
Twenty Five and 00/100 \$ 25.00
 For P/B Application Fee # 89-40 DOLLARS

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 25.00		
# 4057		

By Pauline G. Tamm
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 10981

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Town Clerk Oct. 30 19 89
Seven Hundred Fifty and 00/100 \$ 750.00
 For P/B Site Plan Minimum # 89-40 DOLLARS

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 750.00		
# 4052		

By L. H. Crutcher
Crutcher
 Title

Williamson Law Book Co., Rochester, N. Y. 14609



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 89-40
WORK SESSION DATE: 14 Nov 89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: to mje
PROJECT NAME: New Windsor Plaza
PROJECT STATUS: NEW OLD X
REPRESENTATIVE PRESENT: PVC
TOWN REPS PRESENT: BLDG INSP. Bill P
FIRE INSP. John M.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Paul to get "Access Analysis"
- for rad.
- AIA copy -
- 4 sets

Oct 1st 1981

TOWN OF NEW WINDSOR Planning Board

I WOULD LIKE TO WITHDRAW
MY APPLICATION FOR NEW WINDSOR PLAZA

Paul L. Lusk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/01/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
W [Disap, Appr]

FOR PROJECT NUMBER: 89-40

NAME: NEW WINDSOR MALL

APPLICANT: GAUDIOSO, BART

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/01/90	APPLICANT SUBMITTAL	LETTER OF WITHDRAWAL
11/22/89	P.B. APPEARANCE	ZBA REFERRAL
10/17/89	WORK SESSION	READY FOR P.B. APPR
10/03/89	WORK SESSION	CHANGES NEEDED
09/19/89	WORK SESSION	CHANGES NEEDED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/30/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-40
NAME: NEW WINDSOR MALL
APPLICANT: GAUDIOSO, BART

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/30/89	APPLICATION FEE	CHG	25.00		
10/30/89	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/30/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-40
NAME: NEW WINDSOR MALL
APPLICANT: GAUDIOSO, BART

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/30/89	MINIMUM SITE PLAN	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/01/90

PAGE 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 89-40

NAME: NEW WINDSOR MALL

APPLICANT: GAUDIOSO, BART

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/30/89	MINIMUM SITE PLAN	PAID		750.00	
10/01/90	P.B. ENGINEER FEE	CHG	397.70		
	TOTAL:		397.70	750.00	-352.30

Please issue a check in the
amount of \$352.30 To:

Bart Gaudioso
4 Herbert Hoover Dr.
New Windsor, N.Y. 12553

Gave to L. Reis 10/1/90

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/13/89

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-40

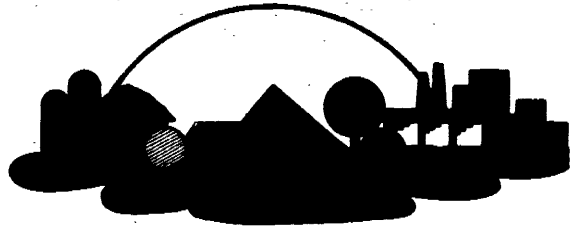
NAME: NEW WINDSOR MALL

APPLICANT: GAUDIOSO, BART

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	10/30/89	MUNICIPAL HIGHWAY	/ /	
ORIG	10/30/89	MUNICIPAL WATER	10/31/89	APPROVED
ORIG	10/30/89	MUNICIPAL SEWER	10/30/89	DISAPPROVED
ORIG	10/30/89	MUNICIPAL SANITARY	10/30/89	APPROVED
ORIG	10/30/89	MUNICIPAL FIRE	11/08/89	APPROVED
ORIG	10/30/89	PLANNING BOARD ENGINEER	/ /	

CAPICCHIONI^{INC.} REALTORS[®]

*P.O. Box 4290
316 Blooming Grove Turnpike (Rt. 94)
New Windsor, N.Y. 12550
(914) 565-6690*



November 29, 1989

Mr. Michael Babcock
Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

RE: B & G Pet Supply Co. (Gaudioso)

Dear Mike:

A site plan, located on Blooming Grove Turnpike, was presented to the Planning Board on November 8, 1989 by Paul Cuomo. Joe Rones referred the matter to the Zoning Board of Appeals. As you know, Paul is in the hospital. I visited him this morning and he asked that I contact you to ask if you would see to it that this matter is directed to the ZBA as soon as possible.

Many thanks.

Sincerely,

CAPICCHIONI INC. REALTORS

A handwritten signature in cursive script that reads "Howard".

J. Howard McEwan
Associate Broker

JHM:laa

ZONING BOARD OF APPEALS
REORGANIZATIONAL MEETING
JANUARY 08, 1990

(ZBA DISK#6-010889.ZBA)

AGENDA:

7:30 p.m. - ROLL CALL

Motion to accept minutes of 12/11/89 meeting as written.

PRELIMINARY MEETING:

MYRA
TABLE 1. GAUDIOSO, BART - Referred by Planning Board. Request for interpretation on off-street parking for proposed mini-mall consisting of four (4) retail stores at location Rt. 94 near Blooming Grove Tpk. in an NC zone.

MYRA
TABLE 2. MENGA, ALICE - Matter referred by P. B. Request for Interpretation and/or lot area and lot width variance with regard to proposed Lot #2 located on Myrtle Avenue in R-4 zone.
Present: Francis Whitaker.

SET UP
FOR PUBLIC
HEARING 3. DIETRICHSEN, DON - Request for 6 ft. rear yard variance to obtain certificate of compliance on porch located on Chestnut Avenue in R-4 zone.

SET UP
FOR
PUBLIC
HEARING 4. TOYOTA OF NEWBURGH, INC. - Request for 110 s.f. sign area and 15 ft. sign height variances to replace sign at Route 9W location. Present: Arthur Miller of Mid Hudson Neon and Elliott Greer of Toyota.

SET UP
FOR
PUBLIC
HEARING 5. CRAIG, WARREN S. - Request for 74 s.f. sign area and 2 ft. 6 in. sign height variance to install sign on property on Route 9W north and Walsh Road in NC zone. Co-applicant is Toyota of Newburgh, Inc. Present: Arthur Miller and Elliott Greer.

PUBLIC HEARING:

APPROVED
BILL 6. BOIARDI, ROBERT - Request for 7 ft./7.67 ft. sideyard variance on property located on R. D. 4-Sycamore Drive in R-4 zone.

APPROVED
BILL 7. NEW WINDSOR BUSINESS PARK ASSOCS. - Request for 120 s.f. sign variance for placement of sign on front portion of property and directory sign located on 296 Temple Hill Road in a PI zone.
Present: Jonathan Miller.

*

(*)

*

ELECTION OF OFFICERS FOR 1990.

*

*

*

FORMAL DECISION: (1) QUALITY HOME BUILDERS, INC.

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 89-40

DATE: 5 DEC 1989

APPLICANT: BART GAUDIOSO

4 HERBERT HOOVER DR

NEW WINDSOR N.Y. 12550

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 25 SEPT 89

FOR (~~SUBDIVISION~~ - SITE PLAN)

LOCATED ~~IN~~ SOUTH SIDE OF RT 94 AND BLOOMING GRV. TPK.

60 FT. FRDM RT 94 & BLMG GRV. ZONE NC

DESCRIPTION OF EXISTING SITE: SEC: 47 BLOCK: 1 LOT: 40, 1340, 2.

IS DISAPPROVED ON THE FOLLOWING GROUNDS: INTERPRETATION AND
VARIANCE (IF NECESSARY) BECAUSE PARKING PROPOSED OPE SITE
ON LOT NOT OF SAME OWNERSHIP - SEE 48-16 A(B)


PLANNING BOARD CHAIRMAN

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE	<u>NC</u> USE <u>A-6</u>		
MIN. LOT AREA	<u>10,000</u>	<u>34,502.75</u>	<u>—</u>
MIN. LOT WIDTH	<u>100</u>	<u>250</u>	<u>—</u>
REQ'D FRONT YD	<u>40</u>	<u>72</u>	<u>—</u>
REQ'D SIDE YD.	<u>15</u>	<u>25</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>35</u>	<u>55</u>	<u>—</u>
REQ'D REAR YD.	<u>15</u>	<u>31</u>	<u>—</u>
REQ'D FRONTAGE	<u>N-A</u>	<u>N-A</u>	<u>—</u>
MAX. BLDG. HT.	<u>35</u>	<u>24</u>	<u>—</u>
FLOOR AREA RATIO	<u>1</u>	<u>.23</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N-A</u>	<u>N-A</u>	<u>—</u>
DEV. COVERAGE	<u>N-A</u> %	<u>N-A</u> %	<u>—</u> %
O/S PARKING SPACES	<u>42</u>	<u>23 OFF-SITE 19 ON-SITE</u>	<u>* SEE ABOVE</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-565-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

IOC.PB
GAUDIOSO

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 8 November 1989

SUBJECT: Gaudioso Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-89-40

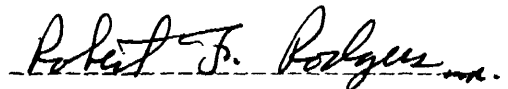
DATED: 17 October 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-096

A review of the above referenced site plan was conducted on 7 November 1989.

This site plan is found acceptable.

PLANS DATED: 17 October 1989.



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

CC: M.E.

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BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, [REDACTED]
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

Paul V. Cumming for the building or subdivision of
New Windsor Plaza has been

reviewed by me and is approved ✓,

disapproved _____.

If disapproved, please list reason _____

Property not connected to Town Sewage Collection System

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Masten Jr.
SANITARY SUPERINTENDENT

Inspector

October 30, 1989
DATE

CC:M.E.

OCT 30 1989

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BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
NEW VINOSOR PLAZA has been
reviewed by me and is approved _____,
disapproved ✓.

If disapproved, please list reason SEWER LATERAL FOR
MULTIPLE RETAIL STORES SHALL BE NO LESS
THAN 6" INTERNAL DIAMETER

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

J. P. Smith
SANITARY SUPERINTENDENT

10-30-89

DATE

CC: H.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., XXXXXX, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Paul V. Guomo for the building or subdivision of
New Windsor Plaza has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Water is available in this area -

HIGHWAY SUPERINTENDENT

Steve Dill
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BIRBROWER, MONTALBANO, CONDON & FRANK, P. C.

ATTORNEYS AND COUNSELLORS AT LAW

LEONARD J. BIRBROWER
ANTHONY MONTALBANO
THOMAS A. CONDON
WILLIAM FRANK
KEVIN F. HOBBS
RICHARD H. SARAJIAN*

67 NORTH MAIN STREET
NEW CITY, NEW YORK 10956

(914) 634-7010
FAX (914) 634-8993

SUSAN CORCORAN
GERARD AMALFITANO
ALAN G. ROSENBLATT
ROBERT J. O'CONNELL
VALERIE CROWN GOLDSTEIN
SYDELL J. GREEN
TERESE BARTUCCI*

JOSEPH F. ROMANO
HARRY EDELSTEIN
OF COUNSEL

November 1, 1989

*ADMITTED IN N.Y. & N.J.

Town Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

**RE: New Windsor Plaza Site Plan
Application to Town Planning Board**

Gentlemen:

Please be advised that I have received a copy of a letter signed by Mark J. Edsall, P.E., Planning Board Engineer of the Town of New Windsor dated October 24, 1989 to Bart Gaudioso concerning the above-captioned application to the Town Planning Board.

Please be advised that the owner of record is Ardizzone Realty, Inc. who acquired title by deed dated June 21, 1984 which is recorded in the Orange County clerk's office on that date in Liber 2287 of Deeds at page 79. Burton Allyn, M.D. and Daniel Ardizzone were the original principals of the owner of record, but they are not and should not be listed as owners of record. In fact, the beneficial interest in this property has changed since June 1984, however, as indicated above, the owner of record is still Ardizzone Realty, Inc. the undersigned as a principal of Ardizzone Realty, Inc. and on behalf of Ardizzone Realty, Inc. authorizes Mr. Gaudioso to make the application to the Town of New Windsor for the site plan in question.

If you require anything further in this regard, please advise the undersigned directly. Thank you in advance for your cooperation in this matter.

Very truly yours,

BIRBROWER, MONTALBANO,
CONDON & FRANK, P.C.


THOMAS A. CONDON

TAC/me
cc: Howard McEwan
wl-5



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

24 October 1989

Bart Gaudioso
4 Herbert Hoover Drive
New Windsor, NY 12550

SUBJECT: NEW WINDSOR PLAZA SITE PLAN
APPLICATION TO TOWN PLANNING BOARD

Dear Mr. Gaudioso:

In connection with the subject application to the Town Planning Board, it is noted that the owner of record for the property is listed on the application as Burton Allyn, M.D., Daniel Ardizzone and Ardizzone Realty; you are the contract vendee for the property. In line with same, it is necessary that you submit to the Planning Board a proxy statement or letter of authorization, from the owner of record, authorizing you to make application to the Town for this site plan. Please submit this authorization as soon as possible, such that you may be scheduled on the the next available Planning Board agenda. Thank you for your anticipated cooperation in this matter.

Very truly yours,

MCGOEY, HAUSER AND EDSALL
CONSULTING ENGINEERS, P.C.


Mark J. Edsall, P.E.
Planning Board Engineer

MJElsb

cc: Town Planning Board

Gaudioso

Mr. Paul Cuomo and Bert Gaudio came before the Board presenting the proposal.

BY MR. CUOMO: This is a new site plan presentation and it is called New Windsor Plaza/Gaudio site plan. This is along the Blooming Grove Turnpike next to the Clown Shop. Mr. Gaudio is the owner of this application. Now, what we got here is a site plan that was originally approved back in around '83, I'm sorry it was approved in August of '86. There was a site plan for this that was approved many years ago and it had, it had to go to Poughkeepsie and the D.O.T. got involved with us and the town and everybody and we ended up with this configuration here. We took this site plan, the old one, and kept the same configuration as much as possible for Mr. Gaudio's needs. His needs consist of the following and he is right here if you want to ask him any questions. He has a major building here for his B&G Pet Supplies. He is coming back to New Windsor. This is what we have here. We have a building that will be the B&G Pet Store. You will see here retail space and you will see storage area where he will store the pet food. Then there is three stores here that will be rented in addition to his. He will not occupy the three stores. They will be occupied by three different, or whatever the configuration comes up. We have parking on here. We made it flow as best we could. We kept our 30 foot around the building for fire. You notice the 30 foot. Then we have another lot here that he has access to for parking for the year 2083. It is 99 year lease.

BY MR. SCHIEFER: How much do you have?

BY MR. CUOMO: 45.

BY MR. SCHIEFER: How many are required?

BY MR. CUOMO: 45. These are the details and handicapped details. We have plantings plan up in the very top and you can see the planting. We have every green area, a buffer strip around here. We are zoned N.C. but we want to be -- we have residential neighbors so we put this buffer around.

BY MR. VANLEEUEWEN: Fire department approved this?

BY MR. PAGANO: I don't see how a tractor trailer is going to make this without having to back out into Blooming Grove Turnpike.

BY MR. CUOMO: That is why we have the door here. Do you want to explain this?

BY MR. GAUDIOSO: The tractor trailer can back right in here. There is 30 feet here.

BY MR. PAGANO: You have 18 feet here. You are going to have shrubs. You have got down to 18 feet where does a tractor trailer make the swing if the cars are parked here?

BY MR. VANLEEUEWEN: It comes in here.

BY MR. GAUDIOSO: This is all empty.

BY MR. PAGANO: Can't make the swing.

BY MR. CUOMO: Comes in like this and swings up.

BY MR. PAGANO: It is impossible. If you want to get statistics, I am going to prove to you, you cannot get a 30 foot box with a diesel tractor in here. You can't do it.

BY MR. CUOMO: I will demonstrate.

BY MR. VANLEEUEWEN: I see tractor trailers for a living. He can back a 45 foot trailer.

BY MR. PAGANO: He can't do it.

BY MR. VANLEEUEWEN: I sell them, I know. He can do it.

BY MR. PAGANO: He may use a snub nose. You get a Peterbuilt and you can whistle Dixie, Route 94 is going to be blocked up for a long time.

BY MR. SCHIEFER: Mark, you have checked off the municipal fire approval? I can't find it here.

BY MR. EDSALL: I don't have the written response from them yet. They had come to the work session and it was based on their comments that the dumpster was recessed back in somewhat, the paved area was widened around this to nondeveloped side, so they have reviewed it at the work session, I anticipate from the comments from John McDonald and Bob Rogers that they are going to approve it.

BY MR. SCHIEFER: It is checked off here as approved, but I don't have the document. That explains it.

BY MR. GAUDIOSO: They approved it in the work session.

BY MR. SCHIEFER: What was the issue on the parking? Getting a truck around there?

BY MR. GAUDIOSO: There is enough room to get a truck around there.

BY MR. PAGANO: We are talking about trucks backing into 94. There is only one way to enter.

BY MR. GAUDIOSO: No, we are not going to back into 94 or going to come right into the property. You are going to pull in here and back in this way in off of the 94.

BY MR. PAGANO: You are a personal friend, but you are not going to get your trucks in here. Your type of trucks, you are not going to get them in here without blocking the lane before. There is no way it is physically impossible. Now, for own safety and your own comfort, you cannot do it. You are going to have to take all these parking spaces out for a truck to make this swing, tractor trailers cannot be backed up like you are thinking and you are going to have even 50 foot boxes coming in. The swing is tremendous and we are limiting it to only one way to coming in here, going to have parking on 94 and make the deliveries.

BY MR. MCCARVILLE: Could be a double rig too.

BY MR. PAGANO: You can't make a turn and you can't make this turn, so you have got a log jam here.

BY MR. VANLEEUEWEN: I sell trucks for a living, John. 25 feet is big.

BY MR. PAGANO: I drove them. You are not going to drive that truck in here.

BY MR. SOUKUP: I have to agree with John in getting in and backing down the alley. I don't think with the cars in the front that they are spaced to turn and back down the alley. There is no way a tractor trailer can ride around the building. That is impossible. There is no way a truck can make a right right and left and come out. You are going to cut the corner of the building every time you do it. I guarantee it. The inside back wheel tract is a 45 foot radius and you don't have it.

BY MR. GAUDIOSO: I talked to several tractor trailer drivers and showed them the plans and they thought that they'd have no problem.

BY MR. SOUKUP: How are they going to do it?

BY MR. GAUDIOSO: Come in from Blooming Grove Turnpike and come here and back in here.

BY MR. SOUKUP: If they can get the truck in here, they can back up but the angle of the turn they have got the box sitting over here, they can't get it where they would like to get it.

BY MR. GAUDIOSO: Do you realize how much space is there?

BY MR. SOUKUP: That is less than 100 feet.

BY MR. GAUDIOSO: You only got, there is 129 feet there.

BY MR. SOUKUP: I realize that, but you are talking about a truck making a left and a right turn.

BY MR. VANLEEUEWEN: The longest truck you can have is 65 feet. I am talking tractor plus trailer.

BY MR. SOUKUP: If I can put the truck down in the parking lot against the one curb, the guy could swing and arc back in behind the building and back down the alley, I agree with you,

and he can physically do that, but the problem is when a truck comes into the site, he can't get himself positioned over where he has to be in order to make that turn because of the arc and the turning movements.

BY MR. VANLEEUEWEN: The only place he has a problem is if he comes from the other side of Blooming Grove Turnpike. He does have a problem then he has to pull up the street and back in, but if he comes off 9W side, he can do it.

BY MR. SOUKUP: Do you want to use Blooming Grove Turnpike as the turning area?

BY MR. GAUDIOSO: He has to come in from the Blooming Grove area.

BY MR. SOUKUP: He is going to have to use Blooming Grove Turnpike as the turning area to get a turn into the site.

BY MR. SOUKUP: I think we should go take a look. It is a tough turn.

BY MR. VANLEEUEWEN: You have 18 foot, you have plenty of width because the truck is only 18 feet wide.

BY MR. SOUKUP: What is the rear wheel radius?

BY MR. VANLEEUEWEN: I'm not sure.

BY MR. SOUKUP: It is like 45 feet radius.

BY MR. CUOMO: When I do this work, when I design a -- I designed a slab for over an empty tank and I use a little model, that is what I did here. You can talk about all the --

BY MR. PAGANO: Demonstrate that the hook and ladder can make the circle around?

BY MR. CUOMO: I didn't claim that.

BY MR. MCCARVILLE: Why would you want to put a hook and ladder around the building?

BY MR. PAGANO: If a hook and ladder can do it, then a truck can do it.

BY MR. GAUDIOSO: Fire department approved it.

BY MR. SOUKUP: Rogers said he could get the hook and ladder around the building?

BY MR. EDSALL: He said he wouldn't be concerned about driving around the building because he had access on enough sides.

BY MR. SOUKUP: How come six months ago we had to have 30 foot around, 35 foot around the buildings?

BY MR. SCHIEFER: It used to be 30.

BY MR. EDSALL: When the type of construction and the type of occupancy changes, if it is a warehouse versus with paper materials versus other materials, those type of considerations, they change the number of exposures that they have to have access to and we don't make that ruling. New York State code makes that ruling. They go into the tables and that tells them how many sides they need access to, then they decide if they have to get the truck to the back side of this job.

BY MR. MCCARVILLE: Donald said he didn't need to get the ladder truck to the back because the access was enough for three sides for this particular use.

BY MR. PAGANO: If you plotted curves, the radius for an average delivery truck --

BY MR. EDSALL: I have not tried it on this, but it is obviously an issue you want to move along in between this and the next meeting and we will try and figure it out.

BY MR. SOUKUP: Has this been to the consultants meeting?

BY MR. EDSALL: Yes, we wanted to get your comments at this point.

BY MR. SOUKUP: We are trying to make your business a little better.

BY MR. GAUDIOSO: I know what you are saying but --

BY MR. SOUKUP: Trucks come and he can't make the deliveries and he leaves because he has got a truck that is too large. You are going to suffer because of it.

BY MR. GAUDIOSO: We don't get that many tractor trailers that big size anyway, but if we did, I am sure it could get

in. We anticipated this and when we set this up we had a shorter distance, I see what they do in the place where I am at now. Our own trucks and most of the trucks that come in are not tractor trailers, they are straight bodies, once in a while we get a tractor trailer. I am sure there is enough room. I spoke to enough of these gentlemen and they can put them things on a dime today.

BY MR. SCHIEFER: I am going to ask Mr. Edsall to look into it and give us an engineer's opinion. There is obviously concern and there is a degree of disagreement.

BY MR. SOUKUP: I think we should look at it.

BY MR. SCHIEFER: Any other comments besides from the access on the truck? We do need written approval from the fire department. Indications are that is forthcoming.

BY MR. MCCARVILLE: We should have a copy of the lease agreement for the parking area.

BY MR. EDSALL: I gave a copy to Joe.

BY MR. MCCARVILLE: Nothing else.

BY MR. SOUKUP: What was your add to Mark's concern about storm water runoff?

BY MR. CUOMO: Unfortunately we are below grade. We put some dry wells in there. That is what the other applicant had to do also because we were below the road.

BY MR. EDSALL: I think we should look at that on a site visit, see what the conditions are. I just can't picture the lot.

BY MR. RONES: I do not feel entirely comfortable with this lease agreement and I would propose that this lease arrangement as being whether or not it is satisfactory to satisfy the off street parking requirements of the bulk tables be reviewed by the Zoning Board.

BY MR. SCHIEFER: Do you think we should send this to the Zoning Board?

BY MR. PAGANO: Not until the radius and turns are done.

BY MR. RONES: I understand that if they don't have the

require off street parking that is also a serious problem and I think we could get some input from the Zoning Board as to whether this is a satisfactory way of meeting the bulk table requirements.

BY MR. SCHIEFER: You are questioning the legality of doing it that way?

BY MR. RONES: I think it should be reviewed to determine whether the lease is sufficient. The site plan approval that we give for this site is forever and this lease isn't and --

BY MR. SCHIEFER: You are not asking for a variance, you are asking for an interpretation?

BY MR. RONES: I don't know whether a variance will be necessary or not. Assuming for the sake of at this point, I think we need an interpretation from the Zoning Board of Appeals on that. This is sufficient. It may be that in looking at this, they will determine that they can give us their advisory opinion without taking the time for the interpretation process. I think that will be up to them.

BY MR. SCHIEFER: What is the mechanism of having that come about?

BY MR. RONES: Well, I think it should be referred to the Zoning Board for an interpretation or advisory opinion as to whether this lease says the off street parking requirement for the proposed use.

BY MR. SCHIEFER: Do we follow the normal procedure, just send it to them asking for their interpretation?

BY MR. RONES: That would be my recommendation.

BY MR. SCHIEFER: Does the applicant take it to them or what is the best mechanism?

BY MR. RONES: We can, I think perhaps in this case, we should forward it on to the Zoning Board.

BY MR. SCHIEFER: Ourselves?

BY MR. RONES: Yes.

BY MR. PAGANO: What are we asking the Zoning Board to do?

BY MR. RONES: We are asking the Zoning Board whether a recorded 99 year lease is sufficient to satisfy the off street parking space requirements.

BY MR. PAGANO: Are we making the applicant go through a regular zoning procedure, the mailings and everything else?

BY MR. RONES: I think that is going to be up to the Zoning Board. That is going to be up to the Zoning Board if when they take a look at this, the answer is self evident, maybe they can send it back to us with a brief comment. If they think it is something that requires closer scrutiny and a public hearing, then so be it. But I think that would be up to them.

BY MR. SCHIEFER: Right now it is for an interpretation. It is not for a variance yet.

BY MR. PAGANO: The parcel in question is that zoned properly at this point?

BY MR. GAUDIOSO: Yes, it is NC.

BY MR. SOUKUP: Both the leased parcel and the other?

BY MR. PAGANO: Basically so if it is a legal problem, can we get a legal answer?

BY MR. RONES: I agree with you that it is a legal problem, but the agency in our town that is most competent to answer the legal problem since it is a zoning issue is the Zoning Board.

BY MR. SCHIEFER: Aren't you the lawyer for the Zoning Board?

BY MR. RONES: No, Dan Lucia is.

BY MR. PAGANO: If it is different zoning, I can see going.

BY MR. RONES: It is zoning because this is a bulk table requirement.

BY MR. VANLEEUEWEN: What is the question that they are going to have enough parking?

BY MR. RONES: Whether the 99 year lease as opposed to ownership or a permanent easement with respect to that parcel is sufficient. We are giving a site plan approval that is

forever. This is a 99 year lease.

BY MR. LANDER: So he wouldn't have sufficient parking after the 99 years?

BY MR. GAUDIOSO: After 99 years, none of us will be here.

BY MR. RONES: This lease requires the tenant to do certain things with respect to this property. It is possible that if the tenant did not do those things with respect to the property, that perhaps the landlord, the property owners, could terminate the lease. I don't know, but those are issues that I think the zoning board is entitled to have a look at, because if the required space is not available for off street parking, it may be that a variance is necessary or it may be that the entitlement to use this space can be cleaned up with some other mechanism, maybe even an easement or some other way of titling this parking situation.

BY MR. CUOMO: Could I comment?

BY MR. EDSALL: I think it is appropriate that it go to the Zoning Board because section 4816 of the ordinance, subsection 8 is really what we are looking for an interpretation to which Mike just pointed out to me, the section in looking at it, it does allow parking with 200 foot of the premises on adjacent lots, but it goes into wording as far as the ownership of that parcel where the accessory parking would be for the off street parking so I think we are looking for an interpretation from the Zoning Board whether or not this complies with section 4816 A8 and if we got that clarification, we would be clear as to whether or not they are providing the parking that is required. Secondly, I would request when they do go to the Zoning Board that they send to the Zoning Board and to us the attachment A to this agreement because it refers to Schedule A which I assume is a metes and bounds description of the portion that you have leased. But I guess inadvertently it isn't attached to my copy and to Mr. Rones', so I made a copy of mine. If you can get that to us as well.

BY MR. CUOMO: Couldn't that also, the town attorney, give us the same results?

BY MR. RONES: No, no t in my opinion, because it is a zoning issue and it is an interpretation of the zoning ordinance and our ordinance makes the Zoning Board of Appeals the authority to interpret that ordinance and I am sure Paul --

BY MR. CUOMO: I hope they realize that and bounce it back.

BY MR. RONES: If they bounce it back we will be advised by the steps we take. I'd like to see the minutes of this meeting forwarded with the lease and plan to the Zoning Board for appropriate action.

BY MR. SCHIEFER: Who forwards this? I will ask the question again, do we send it to the Zoning Board or does the applicant?

BY MR. RONES: Myra.

BY MR. BABCOCK: Actually it is --

BY MR. EDSALL: I will forward it. It will be done.

BY MR. SCHIEFER: My concern is that it gets done.

BY MR. EDSALL: With the weather conditions obviously changing, you may want to schedule the field visit so you can proceed through the planning review of the application while they are at the Zoning Board.

BY MR. GAUDIOSO: I was going to plan to do this to see Mr. Tangredi because the other piece, the other parcel that he has in the front is waste to him if this lease goes through because I have got it to the year 2083 and I was going to try and purchase the other parcel, the entire piece of property because it is no good to him.

BY MR. RONES: That clears up the problem.

BY MR. GAUDIOSO: I didn't want to approach the man unless I had some grounds, but the parcel that he has got now with leasing me that back part, he has got a building that isn't paying him rent, practically for that property, so I wanted to buy it, but I didn't want to approach the gentleman until I had some kind of approval to go stick my neck out.

BY MR. SCHIEFER: If you get into that kind of an agreement, then the only issue is bringing the tractor trailer in and Mark is going to look at that.

BY MR. CUOMO: I don't know whether it is worthy or not, but this was approved and I don't know if this issue was ever raised. I could research the Planning Board minutes but I,

according to what Bert just said.

BY MR. GAUDIOSO: He approved it when he was engineer.

BY MR. VANLEEUVEN: The Planning Board has to approve it.

BY MR. CUOMO: They did, the Planning Board at that time did.

BY MR. RONES: Well, get this over to the Zoning Board and then perhaps you can fill Dan Lucia in on the background and he can advise the Board. They will make a decision and let us know.

Gaudioso

PAUL V. CUOMO, P.E.

Consulting Civil Engineer
Stewart International Airport
2005 D Street, Bldg. #704
New Windsor, N.Y. 12550
Tel. (914) 567-0063

Nov. 22, 1989

Dear Mark,

*Could you possibly
squeeze Gaudioso
on for a denial.*

*We want to go to 2BA
for variance in order
to use 99 year lease*

Paul V. Cuomo



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

17 November 1989

Mr. Paul V. Cuomo
Consulting Civil Engineer
Stewart International Airport
2005 D Street, Building #704
New Windsor, NY 12550

SUBJECT: NEW WINDSOR PLAZA (GAUDIOSO) SITE PLAN
NEW WINDSOR PLANNING BOARD (89-40)

Dear Mr. Cuomo:

I am in receipt on 15 November 1989 of your "Access Analysis Plan" for the subject project. As you are aware, this plan is provided pursuant to the request of the Town Planning Board, to demonstrate that sufficient space exists on site for deliveries (by tractor trailer) to the proposed building.

I have reviewed the aforementioned plan and, based on the information shown, it appears that the movement of the tractor trailer would conflict with the first parking space of the left aisle. Based on the truck movement depicted on the plan, it appears that, if a car is parked in that space, the tractor trailer would not be able to access the side of the building for deliveries.

Please review this situation and advise us of your further findings.

Very truly yours,

MCGOEY, HAUSER AND EDSALL
CONSULTING ENGINEERS, P.C.



Mark J. Edsall, P.E.
Town Consulting Engineer

MJEkb

cc: Town Planning Board (with plan)

.nwplaza

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project NEW WINDSOR MALL
2. Name of Applicant BART GAUDIOSO Phone 562 4669
Address 4 HERBERT HOOVER DRIVE NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record BURTON ALLYN M.D. & DANIEL ARDIZZONE
ARDIZZONE REALTY, INC. Phone _____
Address 838 BLOOMING GROVE TURNPIKE NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PAUL CUOMO Phone 561-0448
Address 478 UNION AVE NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney ALAN LEWIS Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting PAUL CUOMO Phone 561-0448
(Name)
7. Location: On the SOUTH side of ROUTE 94 AND BLOOMING GROVE TPK
60 feet FROM INTERSECTION
(Street) (Direction)
of BLOOMING GROVE TURNPIKE AND ROUTE 94
(Street)
8. Acreage of Parcel _____ 9. Zoning District NL
10. Tax Map Designation: Section 47 Block 1 Lots 401 & 402
11. This application is for SITE PLAN
APPROVAL

1040 OCT 3

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership N/A
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

BARTHOLOMEW R. GAUDIOSO being duly sworn, deposes and says that he resides at 4 HERBERT HOOVER DRIVE in the County of ORANGE and State of NEW YORK and that he is (~~the owner in fee~~) of CONTRACT VENDOR (Official Title)

of the Corporation which is the ~~owner in fee~~ CONTRACT VENDOR of the premises described in the foregoing application and that he has authorized PAUL CUOMO to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Bartolomeo R. Gaudioso
(Owner's Signature)

15 day of SEPTEMBER 1989

Paul V. Cuomo
(Applicant's Signature)

[Signature]
Notary Public

Consulting Engineer
(Title)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

11400
3300
8100

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF NEW WINDSOR

P/B #

WORK SESSION DATE: 19 Sept 1989

APPLICANT RESUB.
REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME:

PROJECT STATUS: NEW ☒ OLD

REPRESENTATIVE PRESENT: Barb Gaudioso & PVC

TOWN REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- buffer against potential (NC) LOTS
- detail sales.
- bulk for just what you own -
- next (adjacent) property
- tax map #'s; Show Louise?
- show interior stairs (4 total.)
- more paved areas in rear.
- drainage - ? off site to where? pick up drainage
- App'l box; & detail; paving, etc detail; lighting
- dumpster; move & spaces to front.
- to go.

3MJEB9



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PORT JERVIS (914) 856-5600

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WILLIAM J. HAUSER, P.E.
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New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

no # yet

TOWN OF New Windsor P/B # -

WORK SESSION DATE: 3 Oct 89 APPLICANT RESUB.
REQUIRED: yes

REAPPEARANCE AT W/S REQUESTED: yes

PROJECT NAME: BART GAUDIOSO S/P (N/W Plaza)

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: B.G. & PVC

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

buffer against resid. (landscape schedule) PL

town map #'s ; fix bldg ht.

* drainage (future plans) off site / downstream info

site plan name / title revision

Or detail, other details ; lighting

displayer enclosure

* top

water / sewer SVCS.

* Sign / sign detail

submit copy of lease for adj. prop



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

no # yet

TOWN OF N/W P/B # -

WORK SESSION DATE: 17 Oct 89 APPLICANT RESUB.
REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: No
PROJECT NAME: New Windsor Plaza (Gaudioso)

PROJECT STATUS: NEW - OLD -

REPRESENTATIVE PRESENT: Mark Loyer, P.E., Asst. G.

TOWN REPS PRESENT: BLDG INSP. -
FIRE INSP. John M
ENGINEER X
PLANNER -
P/B CHMN. -
OTHER (Specify) -

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

* drainage
Dr. 6 ft up to bottom
* lighting
* sewer vent
sign setback.
20' ea. side rear play area
rotate 4 spaces in front
move door to warehouse
move dumpster -
Possible
10/21
agenda

PROJECT I.D. NUMBER

617.21

Appendix C

89 - 40

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR	2. PROJECT NAME <u>NEW WINDSOR MALL</u>
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>INTERSECTION OF BLOOMING GROVE TURNPIKE NYS ROUTE 94</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>PET STORE 4350 S.F. PLUS 3 STORES</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1</u> acres Ultimately <u>1</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>PLANNING BOARD, BUILDING DEPT</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>BART HOLLOMAN R. GRANDIOSO</u>	Date: <u>9-25-89</u>
Signature: <u>Bart Holloman R. Grandioso</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly: 	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing Date | Section |
| 7. <input type="checkbox"/> Revision Dates | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 36. <input checked="" type="checkbox"/> Water Supply |
| of Site | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| | 47. <input checked="" type="checkbox"/> Building Coverage (%) |
| | of Total Area) |
| | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| | Ft.) |
| | 49. <input checked="" type="checkbox"/> Pavement Coverage (%) |
| | of Total Area) |
| | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| | 51. <input checked="" type="checkbox"/> Open Space (%) of Total |
| | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

PROPOSED IMPROVEMENTS

22. ☒ Landscaping
 23. ☒ Exterior Lighting
 24. ☒ Screening
 25. ☒ Access & Egress
 26. ☒ Parking Areas
 27. ☒ Loading Areas
 28. ☒ Paving Details
 (Items 25-27)

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances to the best of my knowledge.

By: 

Licensed Professional

Date: Sept 25, 1989

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

BART GAUDIOSO, deposes and says that he
resides at 4 HERBERT HOOVER DRIVE NEW WINDSOR NY
(Owner's Address)
in the County of ORANGE
and State of NY
and that he is ~~the owner~~ CONTRACT VENDEE in fee of SECTION A7, BLOCK
1 LOTS 401 & 402
which is the premises described in the foregoing application and
that he has authorized PAUL CUOMO
to make the foregoing application as described therein.

Date: 25 SEPT 1989

Antaloma P. Darden
(Owner's Signature)

Julius J. Hubble
(Witness' Signature)

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

_____ of _____

_____ County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
- B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____ - _____.

1. Name and Address of Applicant

Bartholomew R. Grudioso
(First Name) (MI) (Last Name)

Street Address: 4 HERBERT HAVEN DRIVE

Post Office: New Windsor State: New York Zip Code: 12552

Telephone: (914) 582 - 4669

2. Name and Address of Owner (If Different)
BURTON ALLYN M.D. & DANIEL ARDIZZONE &
ARDIZZONE REALTY INC.
(First Name) (MI) (Last Name)

Street Address: 838 BLOOMING GROVE TURNPIKE

Post Office: NEW WINDSOR State: NY Zip Code: 12552

Telephone: (914) -

3. Engineer, Architect, Land Surveyor (If Applicable)

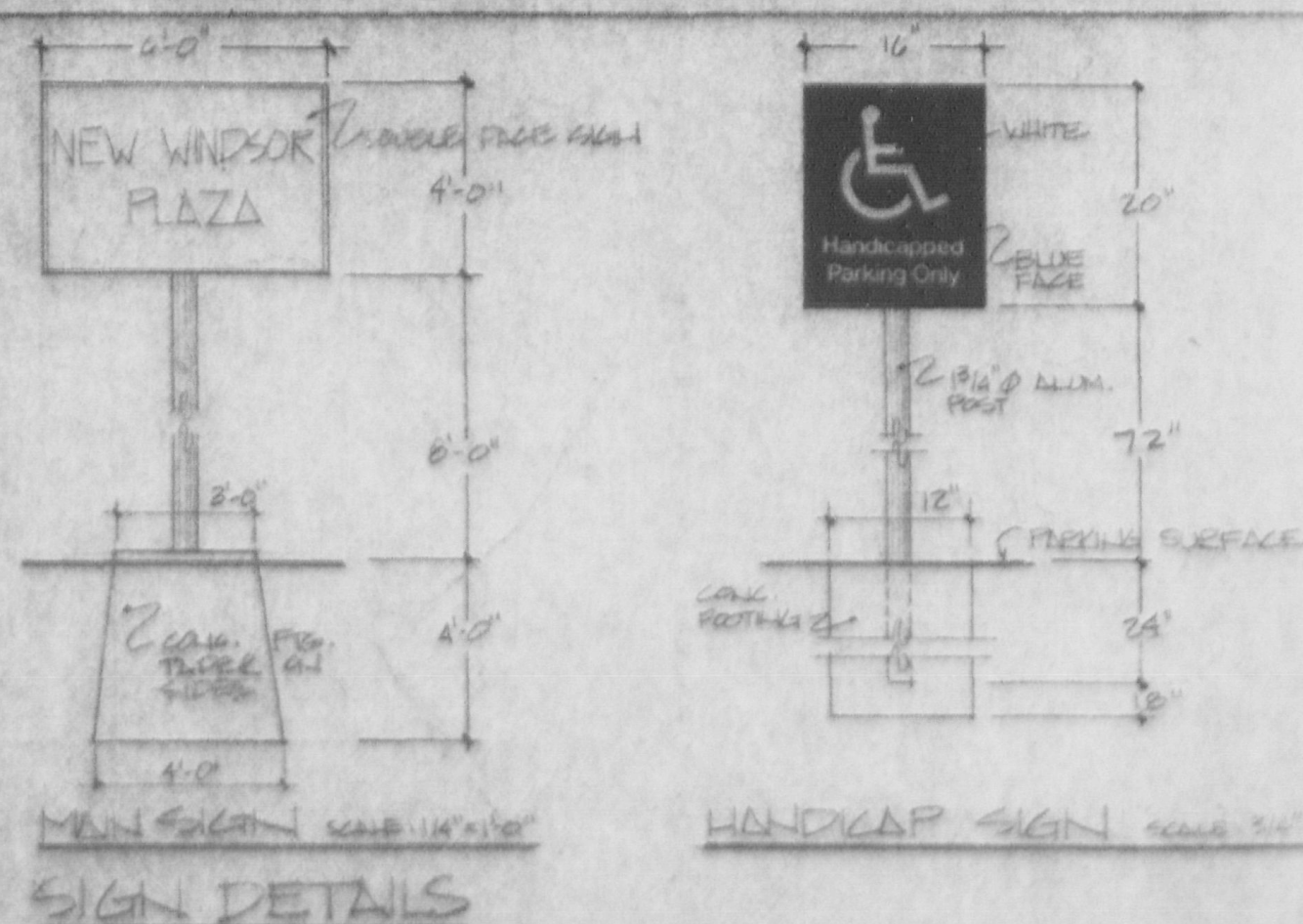
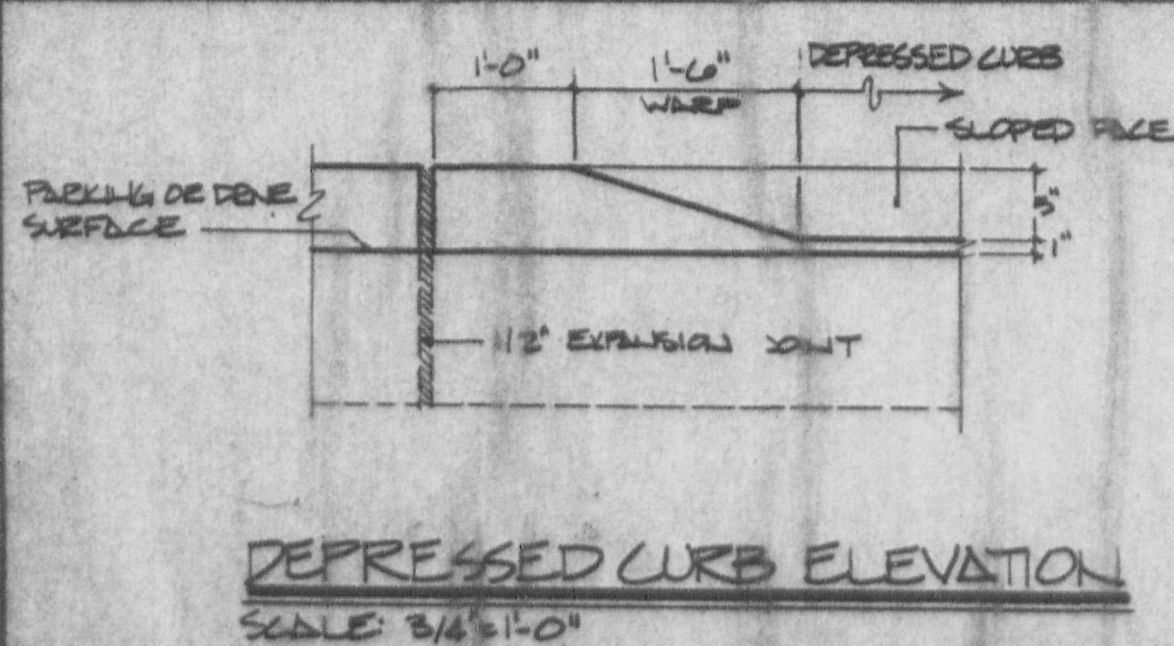
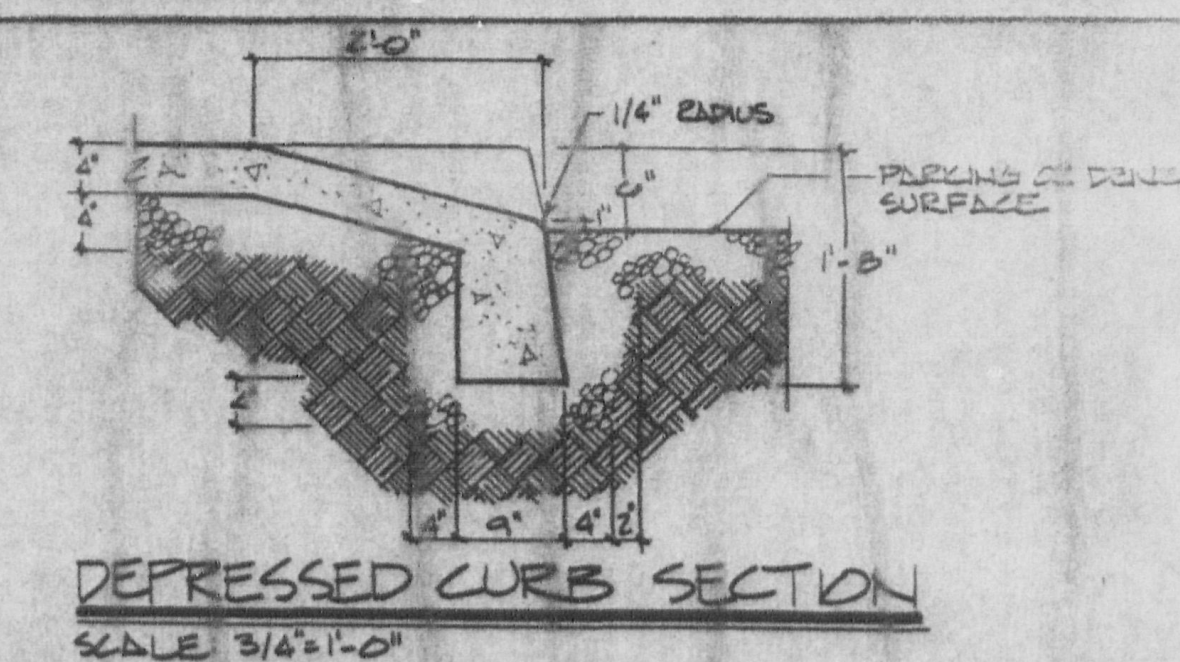
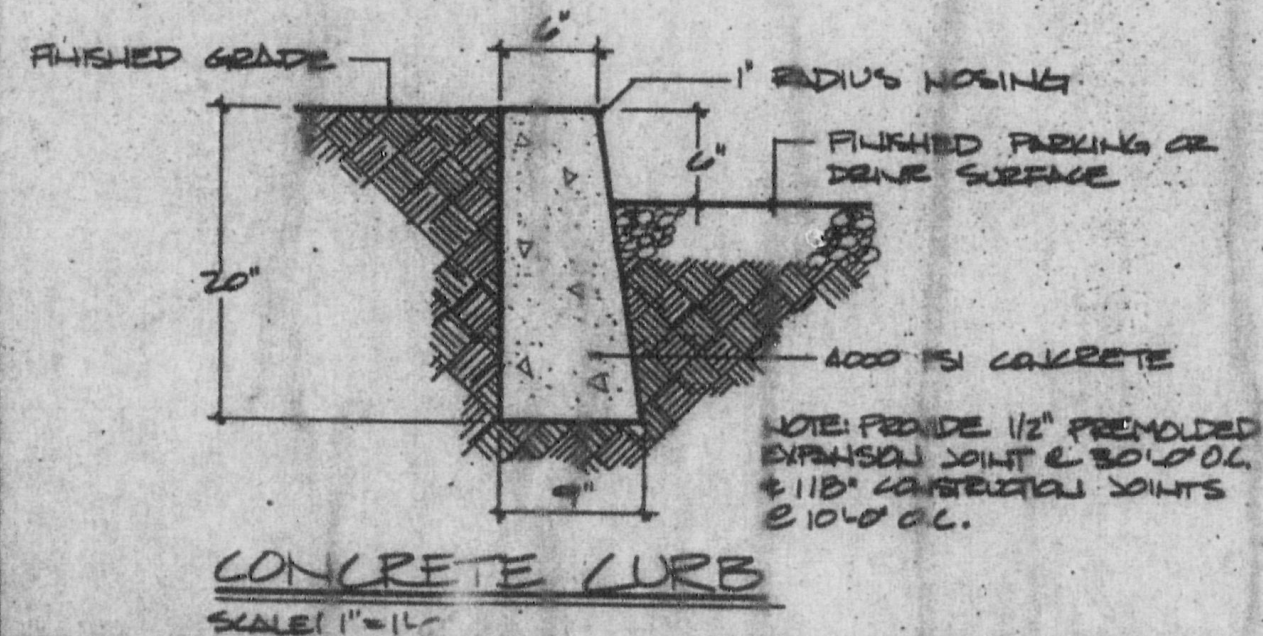
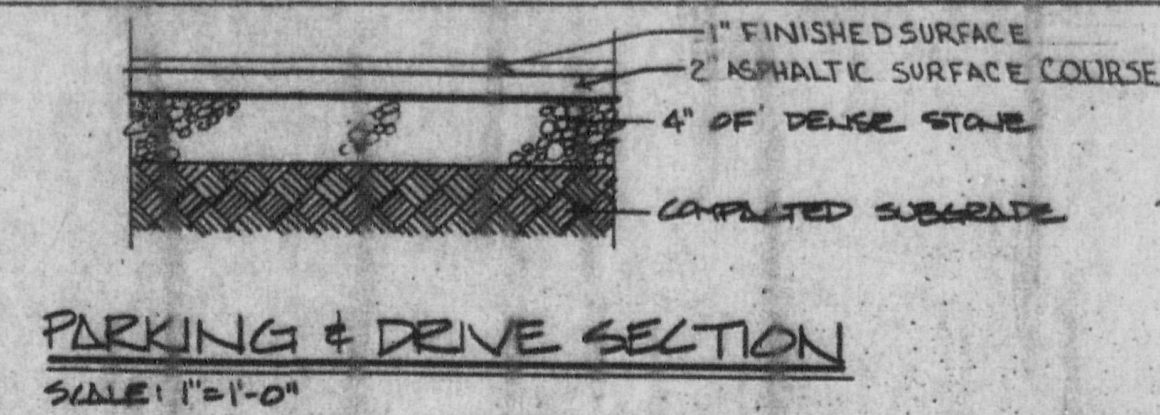
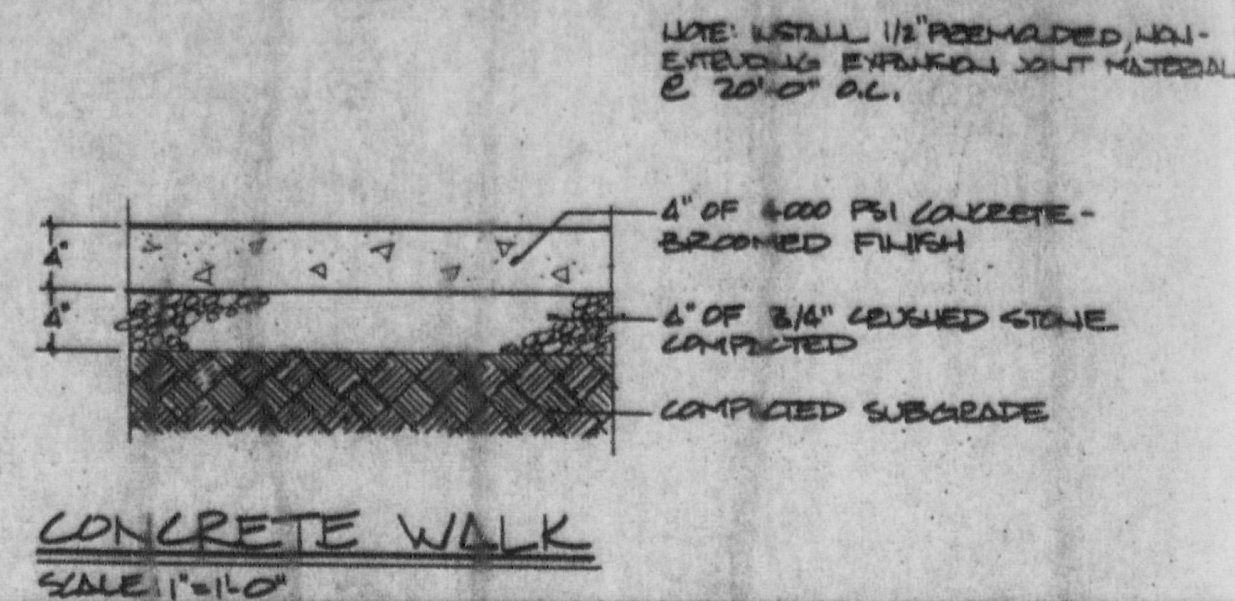
PAUL ✓ CUOMO
(First Name) (MI) (Last Name)

Street Address: 478 UNION AVE

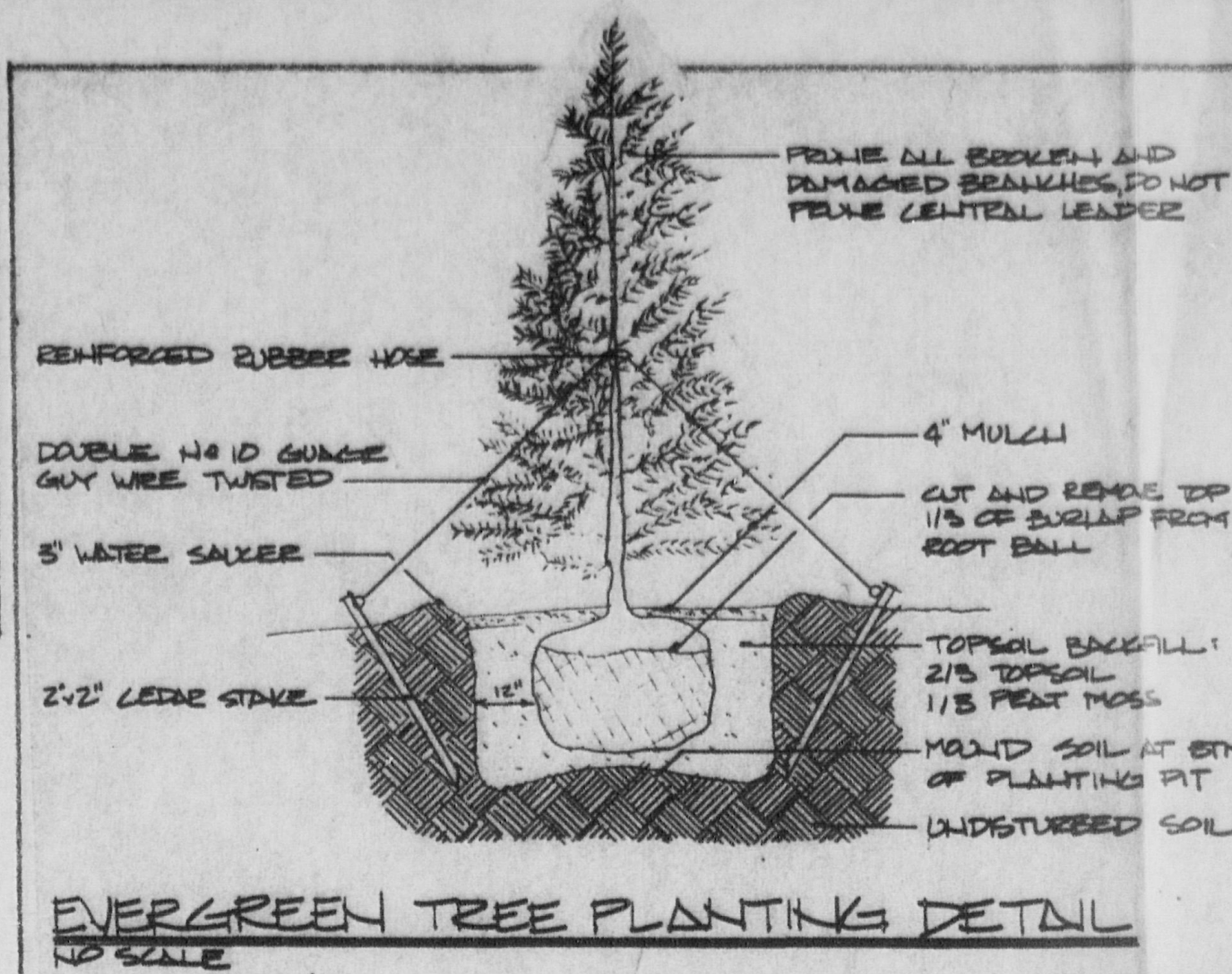
Post Office: NEW WINDSOR State: NY Zip Code: 12550

Telephone: (914) 561-0448

SITE IS NOT ON FLOOD
PLAIN

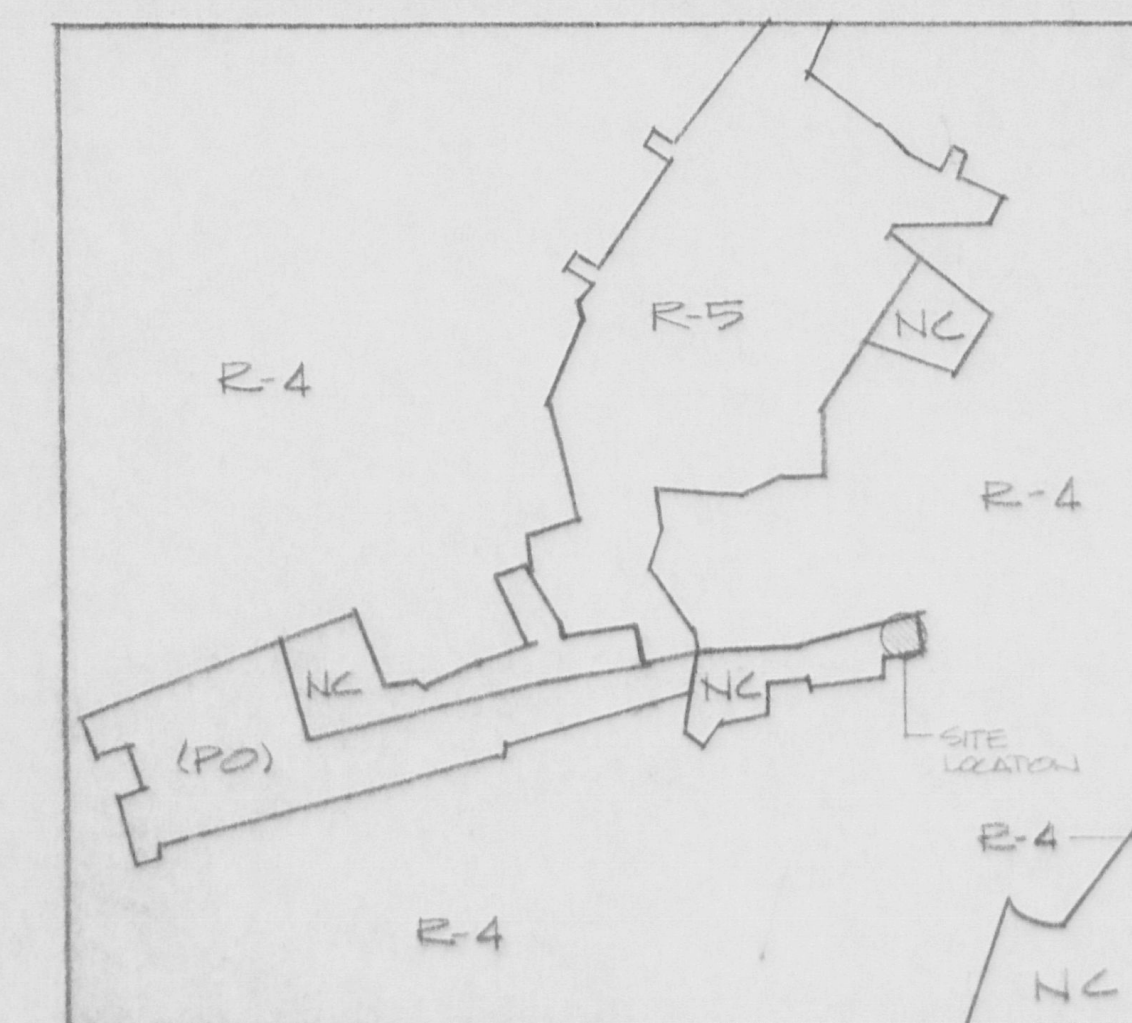


PLANTING SCHEDULE	PLANTING NAME	PLANTING INSTRUCTIONS
A	ARIES CONCOLOR	SPACE E 4'0" O.C. STAKED
B	QUINQUEFIDUS PROLIFERUS	SPACE E 4'0" O.C. STAKED

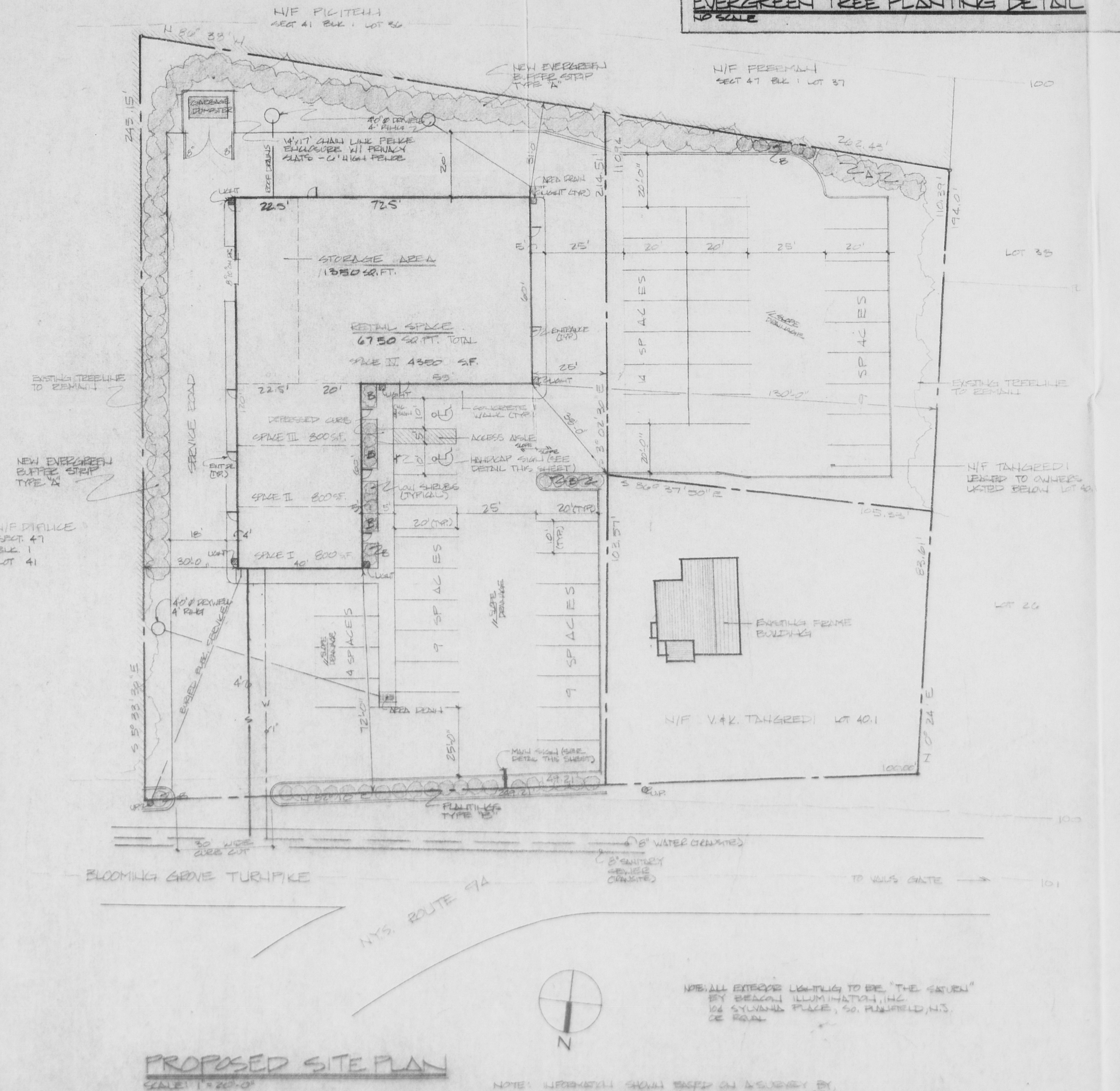
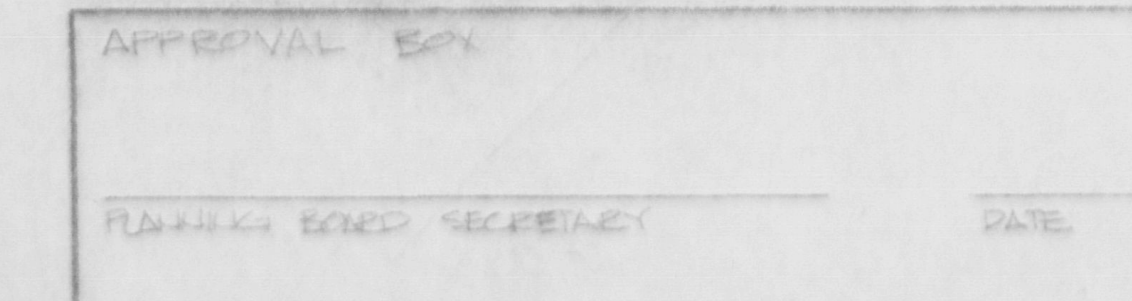


BULK ZONING REGULATIONS			
ZONING DISTRICT DESIGNATION NC (NEIGHBORHOOD COMMERCIAL)			
SECTION 47, BLOCK 1, LOTS 401 & 402			
ITEM	REQUIRED	PROVIDED	ZBA/VAR.
MIN. LOT AREA	10,000 S.F.	34,502.25	N/A
MIN. LOT WIDTH	100'	250'	N/A
MIN. FRONT YARD	40'	72'	N/A
MIN. REAR YARD	35'	31'	N/A
MIN. SIDE YARD	15'	30' & 25'	N/A
MIN. STREET FRONTAGE	N/A	N/A	N/A
MAX. BLDG. HEIGHT	15'	24'	N/A
FLOOR AREA RATIO	1	.23	N/A
MIN. LIVABLE FLR AREA	N/A	N/A	N/A
DEVELOPMENT COVERAGE %	N/A	N/A	N/A

PARKING REQUIREMENTS			
REQUIRED: ONE SPACE PER EACH 150 S.F. OF RETAIL FLOOR AREA 6750/150 = 45 SPACES			
PROVIDED: 45 SPACES INCLUDING 2 HANDICAPPED			



APPLICANT: EAST CHANDLER	
OWNERS: BUCKLEY & SONS, INC. 10000 100TH AVE. & 100TH ST. BLOOMING GROVE, N.Y.	
DATE: SEPT. 10, 1989	DRAWN BY: MGR
CHECKED BY:	SCALE: AS NOTED
APPROVAL BOX	
PLANNING BOARD SECRETARY	
DATE	



PAUL V. CUOMO, P.E.
478 UNION AVE. NEW WINDSOR, N.Y. 12550 561-0448

PROJECT: NEW WINDSOR PLAZA

SHEET TITLE: PROPOSED SITE PLAN FOR RETAIL STORES

DATE: SEPT. 10, 1989

DRAWN BY: MGR

CHECKED BY:

SCALE: AS NOTED

DRAWING NO: SP-1

SH. 1 OF 1